



27 Sowthistle Drive

Hardwicke, Gloucester, GL2 4DX

Offers in excess of £235,000



Murdock & Wasley Estate Agents are delighted to present this two bedroom mid-terrace house, ideally situated in the popular Hunts Grove Development. Built in 2021, this beautifully presented home offers contemporary and stylish living, making it an excellent first time buy.

The property features a modern kitchen, a spacious open-plan lounge/diner, and two well-proportioned bedrooms. Outside, you'll find a low-maintenance, south-facing rear garden and the convenience of off-road parking. Additionally, it benefits from a remaining NHBC Guarantee and excellent transport links, including easy access to Junction 12 of the M5, making it ideal for commuters.



Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor landing, laminate flooring. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. AEG oven/grill, four ring gas hob with extractor hood over. Appliance points, power points. Integral fridge/freezer, dishwasher and washing machine. Inset ceiling spotlights, laminate flooring, cupboard housing to combination boiler, front aspect upvc double glazed window.

Lounge/Diner

Tv point, power points, radiator, wooden door to storage cupboard, space for dining table and chairs, rear aspect upvc double glazed doors leading to the garden.

Cloakroom

Low level wc, pedestal wash hand basin, radiator, partly tiled walls, laminate flooring, front aspect upvc double glazed window.

Landing

Radiator, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, wooden door to storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains, low

level wc, pedestal wash hand basin. Heated towel rail, wall mounted vanity storage cupboard, partly tiled walls, laminate flooring, inset ceiling spotlights.

Outside

To the front of the property a block-paved driveway offers off-road parking, leading to a gravelled garden with potted plants and the front door which is sheltered by a flat canopy.

At the rear of the property, you'll find a private, south-facing garden, mostly gravelled and bordered by mature flower beds and potted plants, creating an ideal space for outdoor furniture and entertaining. A flagstone pathway leads to a practical wooden gate, offering easy rear access.

Tenure

Freehold.

We are advised there is an Estate Service Charge circa £100.00 per annum.

Services

Mains water, gas, electricity & drainage.

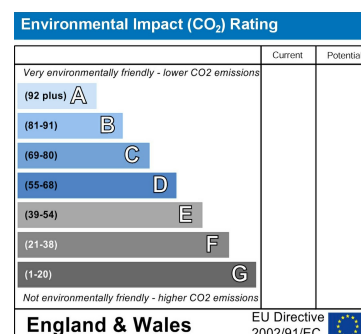
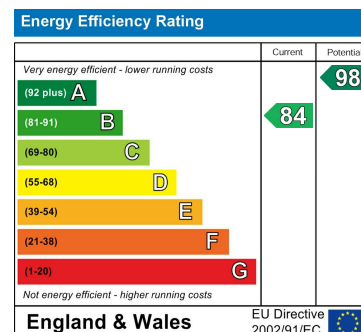
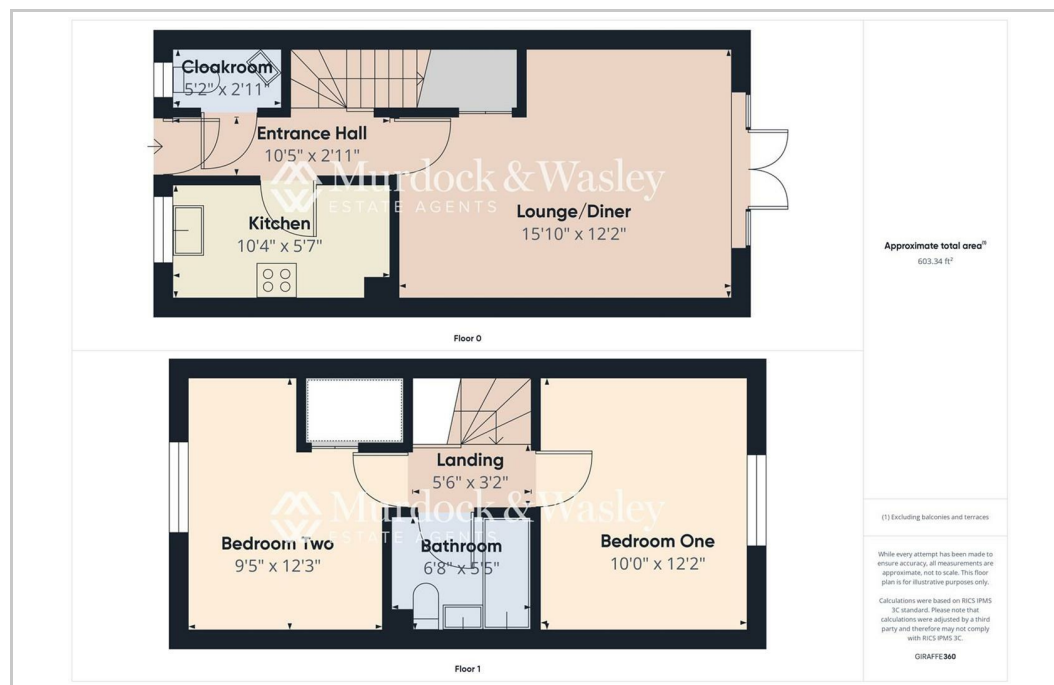
Local Authority

Stroud District Council.

Council Tax Band: B

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

